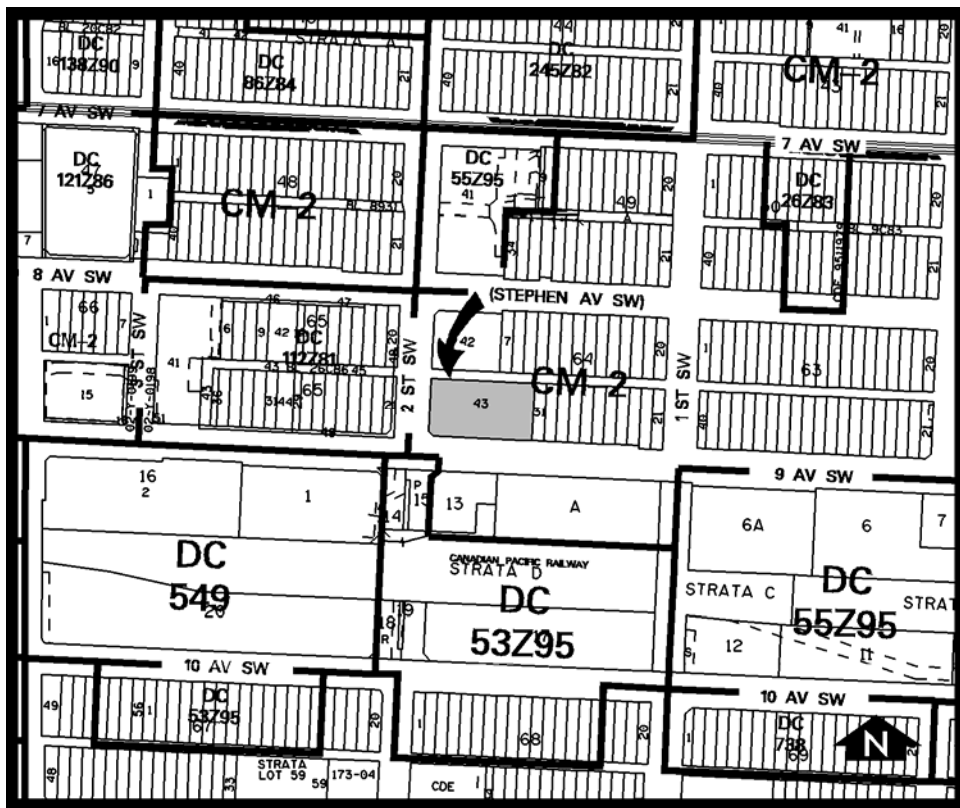


**REPORT TO THE CALGARY PLANNING COMMISSION**

<b>DEVELOPMENT PERMIT</b>	<b>ITEM NO: 8</b>	
	CPC DATE:	2006 June 29
	<b>DP NO:</b>	2006-1078

**DOWNTOWN COMMERCIAL CORE**  
(Ward 7 - Alderman Farrell)



**PROPOSAL:**  
New Office Building with Commercial at main and +15 floors.

<b>APPLICANT:</b> Cohos Evamy	<b>OWNER:</b> Brookfield Properties (Bankers Hall Ltd) 4087836 Ltd
<b>MUNICIPAL ADDRESS:</b> 850 – 2 Street SW	<b>LEGAL DESCRIPTION:</b> Plan 0010312, Block 64, Lot 43 (Map 15C)
<b>EXISTING LAND USE DISTRICT(S):</b> CM-2 Downtown Business District	
<b>AREA OF SITE:</b> 0.25 ha ± (0.61 ac ±)	
<b>CURRENT DEVELOPMENT:</b> Five Storey Parking Structure	

**ADJACENT DEVELOPMENT:**

**NORTH:** Financial Institution (ATB Building), Two Storey Retail Commercial, Stephen Avenue (8 Avenue SW)

**SOUTH:** 9 Avenue SW, Parking Structure, former Canada Post Office Site (under construction with two office buildings)

**EAST:** Surface Parking Lot, Grain Exchange Building

**WEST:** 2 Street SW, Bankers Hall Towers

<b>DEVELOPMENT SUMMARY</b>			
<b>RULE</b>	<b>BYLAW STANDARD</b>	<b>PROPOSED</b>	<b>RELAXATION</b>
<b>DENSITY</b>	In accordance with the bonus provisions of the CM-2 District	11.94 FAR	none
<b>FLOOR AREAS</b>		Total: 29,679 m2 Office: 28,945 m2 Retail: 733.9m2	none
<b>PARKING</b>	1 stall per 140 square metres of net floor area or 180 stalls required	180 stalls provided	None

<b>DEVELOPMENT SUMMARY</b>			
<b>RULE</b>	<b>BYLAW STANDARD</b>	<b>PROPOSED</b>	<b>RELAXATION</b>
<b>SUNLIGHT ON PUBLIC SPACES</b>	Sunlight on Stephen Avenue Mall protected on September 21 from 12:00pm to 2:00pm	Not impacted by proposed Development	None
<b>EXTERIOR FINISH MATERIALS:</b> Stone Veneer at base, curtain wall glazing provided around the building.			

## **PLANNING EVALUATION**

### **Introduction**

This development Permit is for a 15 storey office building in the Downtown Commercial Core, consisting of three and half levels of underground parking, commercial uses at grade and the +15 level, and 13 storeys of office. A similar project on this site was approved by Calgary Planning Commission on 2005 November 3. The applicant is now revising the application in response to a different direction from the client. While the CM-2 density bonus, at grade and +15 uses, and access remain the same from the previous application, the changes to the exterior elevations warrant a new Development permit for the project.

### **Legislation & Policy**

Development on the site is guided by the policies of the Core Area Policy Brief (1982). Located within the "Commercial Core Zone 1" area, this project conforms to the objective to allow for a full range of commercial, institutional and residential uses at high intensity. Density is to be determined through application of the bonus system with associated mandatory features and optional on-site amenities. The proposed project complies with this policy direction.

### **Land Use District**

Development within the CM-2 Downtown Business District permits office, retail, and other commercial uses. Under CM-2 rules, commercial density on a site is established through the application of a bonus system that allows for additional floor area if certain public amenity features are provided. A base density of 7 FAR (Floor Area Ratio) can be achieved through the provision of at-grade open space and contributions to the +15 system. Because the site of this application qualifies as a "small site" under the provisions of the Bylaw, the proposal achieves a base density of 7.5 FAR.

The overall density achieved is 11.94 FAR. The following table illustrates how areas have been apportioned to the various bonus categories.

<b>BONUS</b>	<b>BONUS AREA</b>	<b>F.A.R.</b>
A1-A3 (Mandatory) <i>at grade open space &amp; ped. circulation</i> +15 provisions	Provided (small site)	7.5
B2. <i>Other at grade space</i>	23.55 m2	.07
B5. <i>Outdoor built-over Space</i>	365.38 m2	0.59
B8 +15 Bridge (across 2 Street SW)	276 m2	2.22
B9. <i>Escalators to +15 level</i>	44.1 m2	0.53
B12 Sculpture in Public Places (Onsite)	\$491,529.28	1.0
<b>TOTAL F.A.R. allowable (A + B)</b>		<b>11.94</b>

The proposed density for the project is considered appropriate. A shadow study provided by the applicant demonstrates that the protected area on Stephen Avenue Mall will not be impacted by the proposal during the dates and times required by Bylaw 2P80.

### Site Context

The site is located at the Northeast corner of 9 Avenue and 2 Street SW, surrounded by a mix of office buildings and parking areas. 9 Avenue SW is a primary east-west transportation corridor. To the south, across 9 Avenue SW, the Harris Homburg Buildings (former Canada Post Building) are under construction.

### Site Layout & Building Design

Under direction from the developer, the applicant has revised the building exterior substantially. While the original project was designed to be a companion tower to the adjacent Bankers Hall towers, a substantial redesign to provide a more unique, contemporary design has been presented.

The project has been redesigned from a granite clad building to a curtain wall wrapped around the entire building. The glass used is a structural silicone transparent glazing that extends the full body of the tower. Metal panels are used to distinguish the different floors and provide visual interest for the project.

Along the 2 Street elevation (West Elevation), a cantilevered glass element is used to provide visual interest to this facade. The cantilevered glass wraps around the building, and extends out from the façade at the middle of this elevation due to a two foot notch in the building floor plate. This provides a visual relief part way and give the visual of “floating glass” partway through the building.

Along the 9 Avenue elevation (South elevation), the cantilevered glass element extends to the top of the tower. This, combined with the metal panels provide for a clean yet elegant building when viewed from adjacent development. This same elevation is replicated along the North elevation which will provide a clean backdrop for the ATB building when viewed from Stephen Avenue Mall.

At grade, there are two commercial units at the ends of the building. Direct entrances from the street are provided for the 2 Street unit, as well as the 9 Avenue CRU. A transparent glazing is provided for the CRU's as well as the interior lobby space. Public art is contained within the building as well as outside the building at grade level for the project.

The orientation of the building allows for a plaza space along 2 Street SW. With the adjacent CRU, there is potential for an outdoor café that will animate the area. An arcaded area along 9 Avenue SW provides for a covered pedestrian space.

At the +15 level, there are commercial units to provide pedestrian interest. Two large CRU's are provided along the west and south portions of this floor, with a small CRU located adjacent to the future +15 connection across 9 Avenue SW.

The application was circulated to the Urban Design Review Panel (see complete comments in Appendix IV). The following table lists the main comments of the panel and how they were addressed during the review of this application.

Urban Design Review Panel Comment	Applicants Response
The Panel recommends that a commercial retail unit be developed on 9 <sup>th</sup> Avenue at the east end of the building adjacent to the parking ramp	Original plans showed this as flex space. The applicant has revised the plans highlighting this as a CRU
The Panel recommends an entrance from lane be made to the +15 system assuming security and operational concerns can be addressed	The applicant felt the security and operational concerns could not be addressed. In lieu of this entrance, the applicant noted there are adequate entrances at the Bankers Hall area to access this space.
The Panel commends the applicant for a well designed contemporary and clean design and encourages the applicant to take all measures necessary to ensure this expression is implemented	Noted

### Plus 15 System

The subject site is also located within the +15 Policy area boundary. The proposed building will connect to the Plus 15 system in two locations. There is a connection proposed via Bankers Hall to the west that will connect across 2 Street SW. The Plus 15 routing through the building provides access to commercial uses on the second storey, with access via escalators to the ground floor.

A prior to release condition has been added to the project to allow for re-evaluation of aspects of the +15 bridge design by the +15 committee, and the Urban Design Review Panel. Subsequent changes to the bridge shall be to the satisfaction of the Approving Authority.

A future southerly extension of the system is possible through the provision of public easement areas and knock out panels in the south exterior wall. While there is provision in both buildings for a +15 bridge connection, there is no requirement by either development to construct a +15 across 9 Avenue SW. Prior to release of this Development Permit, the placement for the +15 bridge at both projects shall be coordinated.

## **Landscaping**

The proposed development provides for the required 2.134 metre setbacks along 2 Street SW and 9 Avenue SW. The sidewalk areas will be upgraded in accordance with the requirements of the Downtown Handbook of Public Improvements. In order to maintain some linkage to Bankers Hall, the paving patterns, tree locations, and lighting are replicated for this project.

Trees will be planted and protected along 2 Street SW. As well, wall elements along with distinctive street lighting will be strategically placed near the main entrances to the office towers to further enhance the main entrance.

As part of this application, Public Art will be placed in the Southwest Plaza area, and continue within the building. Details of the public art shall be provided as a prior to release condition, including the contracting of a public art consultant, and submissions to the Sculpture Advisory Committee.

## **Site Access & Traffic**

There is one vehicular access for the project proposed off 9 Avenue SW. Loading access is proposed off the rear lane. There is a left turn bay that has been provided partially along 9 Avenue SW. In response to a condition on the previous project by Calgary Planning Commission, the left turn bay has been shortened to provide as much widened sidewalk along 9 Avenue SW as possible.

## **Parking**

No parking study was required for this project. Although a portion of the site is located within the restricted parking area, the project has access to 9 Avenue SW allowing the application to provide 100% of the required parking on site.

Bicycle storage facilities at-grade are located along 9 Avenue SW. Storage facilities inside have been provided to the satisfaction of Transportation Planning.

## **Site Servicing for Utilities**

Servicing for the site is available. The applicant is responsible for the cost of any required upgrading of services.

## **Environmental Site Assessment**

An Environmental Site Assessment (ESA) was submitted with the application and reviewed by Environmental Management. No concerns or issues arose.

## **Community Association Comments**

Comments were received by the Calgary Downtown Association (see appendix III). A letter addressing these concerns was provided by the applicant and is also contained in the appendix. They comment on requiring more detail on the streetscape and the public art. They wished to see the +15 bridge as well. As there is representation by the CDA on the +15 committee, they will be able to comment on the ultimate bridge design at that time.

The Calgary Downtown Association also discussed providing an additional 25% of the required parking on site for short stay parking. This is part of the ongoing discussions for the revised Cash in Lieu policy which received first reading at City Council in March. Until this revised bylaw receives third reading, the existing provisions for parking apply on this site, which do not allow for additional short stay parking.

As the project is located outside the Cash-in-lieu area, 100% of the required parking can be provided on site. There is a surface parking lot maintained by the Calgary Parking Authority adjacent to the site, with a second CPA parking lot across 9 Avenue SW. This is seen as adequate short stay parking within the area for all users. The Cash in Lieu policy has received first reading by City Council. Part of this revised policy is to look at creating a short-stay capacity for office users as well as retail/restaurant patrons throughout the core.

### **CONCLUSION:**

The proposal is supported for the following reasons:

1. The application is in conformance with the policy direction for the downtown commercial core;
2. The proposal is compatible with adjacent developments and land uses in this area of the downtown; and
3. The high building design standards establish significant planning merits of the proposal.

### **CORPORATE PLANNING APPLICATIONS GROUP RECOMMENDATION: APPROVAL**

The Corporate Planning Applications Group recommends APPROVAL with the following conditions:

#### **Prior to Release Requirements**

The following requirements shall be met prior to the release of the permit. All requirements shall be resolved to the satisfaction of the Development Authority.

Engineering:

Peeter Tosine 268-5095

1. The applicant is to contact Barry Poon, Streetlighting & Subdivision Coordinator directly at 268-3770 regarding the street light locations and specifications and submit revised plans;
2. Address the requirements of the Business Unit(s) as listed below:

#### **Calgary Roads**

- a. Property lines dimensioned from the lip of gutter and the back of sidewalk (ultimate Lip of Gutter dimension on 9 Avenue is 3.76m);
- b. Bylawed setback and/or corner cut dimensioned from the ultimate/existing property lines;

3. Request quotation and remit payment to address the requirements of the Business Units as listed below:

Calgary Roads (CERTIFIED CHEQUE)

- a. Approved driveway crossings
  - b. Wheelchair ramps
  - c. Curb and gutter
  - d. Concrete lane paving if required
  - e. Streetlighting
  - f. Rehabilitation of existing driveway crossings, sidewalks, curb and gutter, etc. should it be deemed necessary through a site inspection by Calgary Roads personnel;
4. Execute Public Access Easement Agreement for the bylawed setback and corner cut areas to the satisfaction of the Manager of Urban Development;

Parks:

Curesha Moodley 268-1396

5. Revise the site plan to indicate or correct the following information regarding the boulevard tree adjacent to the development:
  - That the trees along 2 Street SW from north to south are: Green Ash, Manchurian Ash, Brandon Elm. That the trees along 9 Avenue SW from west to east are: all Green Ash;
6. The plan indicates 8 existing Green Ash to be relocated. There are only 5 Green Ash. The Green Ash to the east of the parkade entrance is the only tree that can be successfully relocated. The rest of the public trees are in grated vaults and are either too large or in too poor condition to successfully relocate. Remove and replace as necessary. Contact Urban Forestry (Kevin Brownlee -268-2677) regarding compensation that will be required for removal of the boulevard trees;
7. Revise the planting well on A 503 so that it is 0.3 m wider. Planting in the boulevard will require a line assignment. Provide confirmation of line assignment;

Planning:

Dwayne Drobot 268-6727

8. A Development Agreement shall be executed in conformity with all reports, plans and materials submitted to and approved by the Development Authority, including:
  - a. a +15 Development Agreement with The City to the satisfaction of the City Solicitor;
  - b. the delineation of +15 easement areas, schedules and maintenance obligations;
  - c. details of responsibilities for and construction of all improvements within the adjacent public right-of-way;
  - d. if applicable, details with respect to contributions to offsite improvement funds in accordance with Bonus standard C2 of Bylaw 2P80; and



- e. details of the sculpture and/or amount to be contributed with respect to the provision of sculpture in accordance with Bonus standard B12 of Bylaw 2P80;
9. Contribution to the +15 Fund at the rate current at the time of payment;
10. Provide detailed design drawings and renderings of the proposed Plus 15 Bridge across 2 Street SW, subject to review and comments by the Plus 15 Committee and the Urban Design Review Panel;
11. Revise the drawings showing that the receptor for a future +15 connection across 9 Avenue SW is aligned with the +15 provision in the drawings for the adjacent development (Canada Post site – DP2005-3657);
12. Indicate proposed lighting at the Southeast corner of the building;
13. Submit a total of SIX complete sets of amended plans (file folded and collated) to the File Manager that comprehensively address all prior to release conditions of all Departments as specified below. In order to expedite the review of the amended plans, one plan set shall highlight all of the amendments;

Transportation:

Tom Hopkins 268-2661

14. Parking management shall dedicate and sign for peer enforcement a minimum of 10% of the auto parking stalls in the parkade as preferred parking for carpools. The carpool stalls shall be more convenient than the rest of the parking stalls. Clearly sign the carpool stalls on the plans;
15. Clearly sign visitor stalls on the plans;
16. Provide operating protocol for parkade overhead doors on the plans; and
17. Provide pedestrian warning devices (ie. flashing and beeping lights) near the parkade access to warn pedestrians on 9 Avenue SW of existing vehicles.

### **Permanent Conditions**

Engineering:

1. If during construction of the development, the applicant, the owner of the development, or any of their agents or contractors becomes aware of any contamination:
  - a. The person discovering such contamination shall forthwith report the contamination to Alberta Environment, the Calgary Health Region and The City of Calgary;
  - b. The applicant shall submit a current Phase II Environmental Site Assessment report to The City of Calgary; and
  - c. If required, the applicant shall submit a Remedial Action Plan and/or a Risk Management Plan to The City of Calgary.

Prior to issuance of a Development Completion Permit, a letter from the qualified professional who prepared the Remedial Action Plan and/or a Risk Management Plan is to be issued to The City of Calgary in which the qualified professional certifies that the Remedial Action Plan and/or Risk Management Plan has been implemented.

All reports are to be prepared by a qualified professional and shall be to the satisfaction of The City of Calgary (Environmental Management);

2. Applicant shall be responsible for the cost of public work adjacent to the site in City rights-of-way, as required by the Manager of Urban Development, including but not being limited to:
  - Removal of any existing facilities not required for the new development (old driveways and redundant services, etc.)
  - Relocation of works (survey monuments and underground/overhead utilities, etc.)
  - Upgrading of works (road widening and watermain upgrading, etc.)
  - Construction of new works (lane paving, sidewalks, curbs, etc.)
  - Reconstruction of City facilities damaged during construction;
3. Public work to be City standard and include, but not necessarily be limited to driveways, walks, curbs, gutters, paving, retaining walls, stairs, guard rails, streetlighting, traffic signs and control devices, power and utility poles, electrical vaults, transformers, power lines, gas lines, communication lines, water lines, hydrants, sanitary lines, storm sewer lines, catch basins, manholes, valves, chambers, service connections, berms, swales, fencing, and landscaping;
4. Every effort will be made to identify the cost of public works associated with this development in advance of work proceeding; however, in some cases, this will be impossible to predict. Where the actual cost exceeds the estimate, the applicant shall pay the difference, upon receipt of notice, to The City;
5. Indemnity Agreements are required for any work to be undertaken adjacent to or within the City right-of-way or setback areas for purposes of shoring, tie-backs, piles, sidewalks, lane paving, lay-bys, utility work, +15 bridges, culverts, etc. All temporary shoring, etc., installed in City rights-of-way and setback areas must be removed to the satisfaction of the Manager of Urban Development, at the applicant's expense, upon completion of foundation work;
6. Prior to the issuance of the Development Completion Permit the applicant is to submit a certificate that is signed and sealed by a Professional Engineer, confirming that the development has been constructed in functional compliance with the Development Site Servicing Plan (previously known as a Mechanical Site Plan). Functional compliance is solely determined by the City to mean compliance with all City Bylaws, Standards, Specification and Guidelines;

Parks:

7. Public trees located on the City boulevard adjacent to site shall be retained and protected during all phases of construction, by installing a temporary fence around the extent of the branches ("drip line") and ensuring no construction materials are stored inside this fence;

Planning:

8. All enclosed parking areas shall have walls and ceilings painted a white or light colour

and have a lighting system to meet the average minimum lighting illumination of 54 LUX;

9. Parking areas shall be for the sole use of residents/tenants and their guests. parking stalls shall not be sold or leased to the general public for the purpose of long stay parking in the downtown core;
10. The properly executed Development Agreement referenced in the Planning Prior to Release conditions shall remain in force and on title throughout the life of this development;
11. The development shall be completed in its entirety, in accordance with the approved plans and conditions; any changes to the approved plans (including non-completion of the development) shall be submitted for approval to the Development Authority;
12. No changes to the approved plans shall take place unless authorized by the Development Authority;
13. A Development Completion Permit shall be applied for, and approval obtained, prior to any occupancy. Call the Development Field Inspection Group at 268-5491 to request that a Field Inspector conduct a site inspection and sign the Development Completion Permit;
14. Fascia signage shall be placed only in the designated sign area as indicated on the approved plans and shall not require a development permit;
15. Any trees and shrubs indicated on the site plan which die after completion of the project must be replaced on a continuing basis with trees or shrubs of a comparable species and size;

Transportation:

16. A 2.134 metre bylawed setback exists on both 9 Avenue and 2 Street SW. No permanent building or construction shall take place within these setbacks;
17. No on-street loading shall take place on 9 Avenue SW; and
18. Access to the site shall be designed to the satisfaction of the Director of Transportation Planning.

**Advisory Comments**

The following advisory comments are provided as a courtesy to the applicant and property owner. They represent some, but not all of the requirements contained in the Land Use Bylaw that must be complied with as part of this approval.

Engineering:

Calgary Roads

1. Property line is 5.2m from lip of gutter, 2.1m from back of sidewalk on 9 Avenue SW;
2. Property line is 6.1m from lip of gutter, 0.0m from back of sidewalk on 2 Street SW;
3. A bylawed setback of 2.134m is required adjacent to 9 Avenue SW as per the Land Use

Bylaw;

4. A bylawed setback of 2.134m is required adjacent to 2 Street SW as per the Land Use Bylaw;
5. A corner cut of 3.0m x 3.0m is required adjacent to 9 Avenue & 2 Street SW in addition to the bylawed setback;
6. Locations and dimensions of driveways must be approved by Transportation Planning. New driveways including driveway modifications or relocation must be constructed to City standards at the owner's expense. Obstructions such as storm catch basins, hydrants, power poles, etc. must be relocated to City standards at owner's expense. Wheelchair ramps are required where proposed driveway grades do not match intersecting sidewalk;
7. Existing driveways that are not required for this development must be closed (removed) to City standards at the owner's expense;
8. Calgary Roads is to determine if the existing driveway crossings, existing sidewalks, streetlighting, curb and gutter, etc. are to City standards. Replacement and/or rehabilitation is to be at the owner's expense;
9. The owner is to discharge the existing Encroachment Agreement (Registration No. 011 181 896) for the encroachments located within City right-of-way. Contact Mr. R. Colluney, Land Titles Officer, Corporate Properties at 268-2274. The applicant must submit a recent Certificate of Title and a Corporate Registry Search prior to the execution of the agreement;

#### Waterworks

10. Electrical Duct (580mmWx420mmH) and a 100mm private water service is located on 2 Street SW and could be in conflict with the incoming water service into the location of the proposed water meter room. A detail would be required on the DSSP showing how the proposed water service would be constructed if located on 2 Street SW;
11. Water connection available from 9 Avenue SW;
12. It will be the responsibility of the developer to repair, at their expense, any damage to the adjacent public mains or mains in which they connect during the construction of the site as per the current Waterworks Specifications. The watermains are 90 years and older and although there has been minimum breaks during their life span, any disturbance during construction such as a new service connection or other alterations can cause breaks. Lead joints of old cast iron mains are very sensitive to ground movements;
13. Show details of servicing and metering on Development Site Servicing Plan. Provide adequate water meter room where services enter building. If static pressure exceeds 550 kpa install pressure reducing device after meter;
14. Review with Fire Prevention Bureau for on-site hydrant coverage. A stamped approved plan by Fire Prevention Bureau to be submitted with the Development Site Servicing Plans for Building Permit approval;
15. A dual service is required to service this site;

16. If further subdivision occurs in the future (including strata subdivision), each titled parcel MUST have separate service connections to the public mains (water and sanitary);

#### Wastewater & Drainage

17. Sanitary sewer connection available from the Lane;
18. Storm sewer connection available from 9 Avenue SW;
19. Show all existing and proposed sewers on the Development Site Servicing Plans at the Building Permit stage;
20. Drainage from all underground or covered parking areas is to be directed towards the sanitary sewer system, as per Sewer Service Bylaw 24M96;
21. All open ramp run-off shall drain to on-site storm sewer and covered ramp shall drain to sanitary sewer;
22. Allowable stormwater run-off co-efficient shall be 30%;
23. Ponding required for 1:100 year storm event;
24. Direct all roof drainage to on-site storm;
25. All building openings, ramps, etc, adjacent to trap lows are to be min. 0.3 metres higher than the maximum water elevation at the 1:100 yr. depth or depth of spill, whichever is greater;
26. Storm Redevelopment Fees will be required;
27. Contain storm runoff on site;
28. Controlled stormwater discharge required;
29. All on-site sewers are to be designed to City of Calgary specifications;
30. A sanitary servicing study is required to locate any points in the public sanitary sewer system which will be under capacity once the ultimate flows from this development are achieved. Any costs associated will be at developer expense;

#### Utility Line Assignments

31. No encroachments are permitted above or below grade in City rights-of-way;
32. Enmax should be contacted prior to submission of building permit drawings to ensure that the applicant's electrical vault, transformer and underground line locations will be compatible with the building design, future sidewalk design and future sidewalk grades, and that reconstruction of sidewalks adjacent to the site will not be delayed due to re-design of the streetlighting/traffic signal system (cables, poles and bases). Six months' notice in advance of sidewalk/curb construction is required;

33. Atco Gas, Telus, Cable TV and pipeline companies should be contacted by the applicant prior to submission of the Building Permit application to confirm their requirements;
34. The applicant must apply for a line assignment from Utility Line Assignments for tree planting in the City road right-of-way (boulevard). This application consists of a letter, on letterhead, requesting approval to plant trees in the boulevard and five (5) landscape plans showing all of the following information:
  - property lines
  - curb/sidewalks
  - species and caliper of proposed trees (evergreen and poplar trees are not permitted in boulevards)
  - existing features (streetlight poles, hydrants, existing trees, utilities, etc.)
  - dimensions from property line to all of the above features;

Include the Development Permit Number in your letter. Shrub and flowerbeds are not permitted in City boulevards. Due to the number of applications reviewed by this office, it will typically take two weeks for a response. The letter can be addressed to Mr. Sid Hoover, Supervisor, Utility Line Assignments, 6 Floor – 800 Macleod Trail SE, Calgary, Alberta, T2P 2M5;

#### Environmental Development Review

35. Environmental site information indicate that this building(s) may contain hazardous materials including, but not limited to, asbestos construction material (ACM), lead based paint (LBP), UREA formaldehyde foam insulation (UFFI), mercury containing switches, and/or polychlorinated biphenyls (PCB) within fluorescent light fixtures. A current assessment of the building may be required prior to renovation or demolition of the building(s). Handling and disposal of any hazardous building material must be done in accordance to applicable legislation/guidelines;

#### Waste & Recycling Services

36. Construct Garbage Collection Facilities in accordance with the current Waste & Recycling Design Guidelines;

#### Parks:

37. The Street Bylaw (20M88) and the Tree Protection Bylaw (23M2002) contain clauses intended to protect trees growing on Public Land;
38. Permits issued by City of Calgary Roads are required if construction activities use or cross any portion of the road rights-of-way (boulevard). Permits are obtained at Traffic Assessment 7<sup>th</sup> floor Municipal Building 800 Macleod Trail SE. For further permit information call 268-1586 or consult The City of Calgary Roads web site at [www.calgary.ca/roads](http://www.calgary.ca/roads) and follow the “Permit” link;
39. A condition of the issuance of permits by City of Calgary Roads may be the requirement for a tree protection plan when construction activities are within 6 meters of a tree on Public land. Requirements and specifications for a Tree Protection Plan may be obtained at [www.calgary.ca/parks](http://www.calgary.ca/parks) by following the Urban Forestry links for by telephoning Urban Forestry at 268-2677;

40. The applicant will be required to provide compensation to the City of Calgary for any Public Trees that are removed or damaged. You may wish to consider this cost during the design and development of your project. The Public Tree(s) adjacent to this project are valued at **\$4,881.63**. Applicants that are unfamiliar with tree protection are advised to consult an arborist. Arborists are found in the telephone directory under "Tree Service";

Planning:

41. This development permit approval makes no provision for revisions. Revised plans shall be submitted to, and approved by, the Development Authority;
42. The development must commence before 2009 June 29, or this permit will no longer be valid;
43. Any of the conditions of the development permit approval may be appealed. If you decide to file an appeal, it must be submitted to the Manager, Subdivision and Development Appeal Board (Plaza Level, Municipal Building, #8110) within 14 days of receipt of this letter;
44. All measures relating to handicapped accessibility in the design of this project shall be maintained and operable for the life of the building, including those which are required through the building permit process;
45. In addition to your Development Permit, you should be aware that a Building Permit is also required. Now that your Development Permit application has been approved, you may apply for a Building Permit. Please contact Building Regulations at 268-5311 for further information; and

Transportation:

46. The applicant is advised that the site is located within 400 metres of a transit route (or 600 metres from an LRT station). It is recommended that the applicant limit the number of parking stalls provided to the number required by the City of Calgary Land Use Bylaw 2P80.

Dwayne Drobot  
2006 June



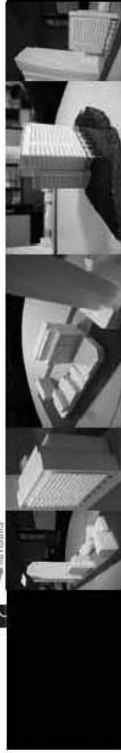
## Applicant's Submission

Bankers Court is located in Calgary's central business district at the northeast corner of 9 Avenue and 2 Street SW and will form part of the Bankers Hall complex connected directly to the Bankers Hall retail levels with a new +15 bridge and link.

The exterior massing and building composition and the use of exterior cladding materials are strongly influenced by the existing Bankers Hall. A tripartite building composition, with a very deliberate and definitive roofline will provide a unique signature for Bankers Court on the Calgary skyline. With full height glazing and the use of metal and stone, the design strives to be contemporary in its use of materials and architectural detailing while still maintaining its contextual relevance. Through materials and systems selection, sustainable site design and energy efficiency, the design will address sustainable technologies and materials.

A two storey fully glazed lobby and a double height arcade contribute to an appropriate pedestrian environment along 9 Avenue SW with a public exterior space at grade connecting the existing Bankers Hall complex with Bankers Court. Exterior building finishes include granite and glass curtain wall with granite, coloured concrete paving surfaces, landscape elements and a public art installation at grade.

Brookfield Properties



BANKERS COURT

COHOS EVAMY  
integration

Development Permit Revisions  
Application # DP2006-1078

C02456.04 | 2006.06.08

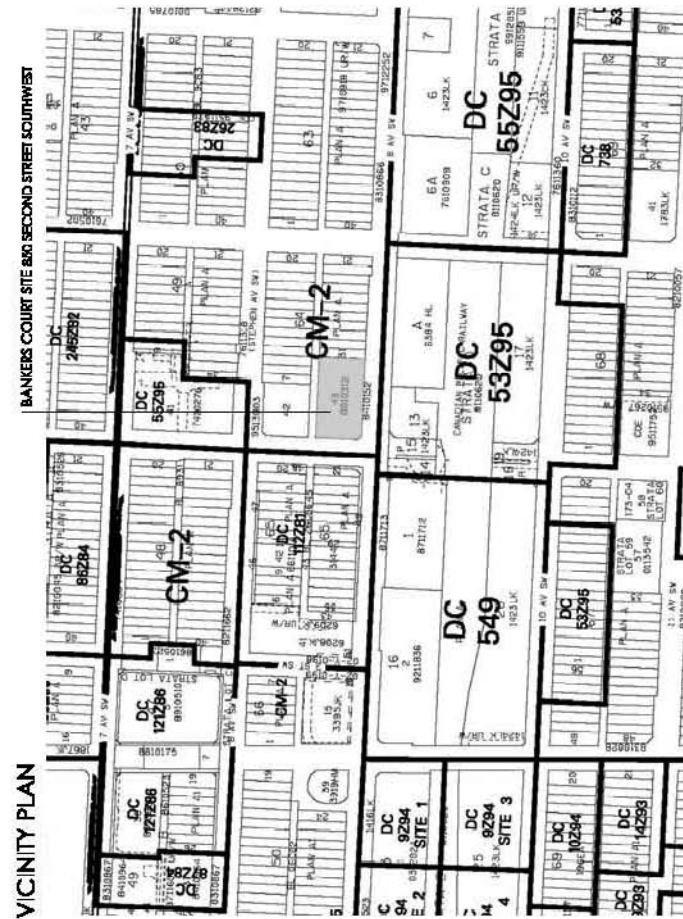
Brookfield Properties  
**BANKERS COURT**  
 665 SECOND STREET S.W.  
 COLUMBIA, MD  
 20904-0808  
 DEVELOPMENT PERMIT REVISIONS



DRAWING LIST  
 VICINITY PLAN  
 A02  
 SCALE 1:2000



**COHOS EVAMY**  
 Integrated design



**DRAWING LIST**

- FILE SHIM \*
- A01 MATERIAL TAKEOFF
- A02 MATERIAL TAKEOFF
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- A00 MATERIAL TAKEOFF

\* Bold indicates revised or new drawing



PROJECT STATISTICS



A03 SCALE: N/A



COHOS EVAMY  
INTERIORDESIGN

PROJECT SUMMARY		SITE/ZONING DATA		BUILDING DATA		AREA SUMMARY		GROSS FLOOR AREA			
<p>Bankers Court will be the most recent addition to the Bankers Hill complex. Located in the heart of Chicago's central business district, the new Bankers Court will be connected by the #15 subway directly to Bankers Hill retail podium.</p> <p>The selected meeting and building conditions and the use of exterior cladding materials are strongly influenced by the existing Bankers Hill. A distinctive building composition, with a very restrained and elegant facade, will be a key characteristic of Bankers Court on the Chicago skyline. With full height glazing and the use of metal and stone, the design will be contemporary in its use of materials and construction techniques.</p> <p>A two-story, 7'6" level lobby and a double height entrance will be the focal point of the building environment along 9th Avenue SW with a public exterior space at grade connecting the existing Bankers Hill complex with Bankers Court. Interior finishes will include a variety of materials, including wood, stone, landscape elements and a public art installation at grade.</p>		<p><b>LEGAL DESCRIPTION</b> LOT 43, Block 64, Plan 001 0012</p> <p><b>EXISTING MUNICIPAL ADDRESS</b> 850 Second Street SW.</p> <p><b>ZONING</b> CM-2 Downtown Business District</p> <p><b>DECRETIONARY USE</b> Office</p> <p><b>SITE AREA</b> 2,469 m<sup>2</sup></p> <p><b>FAR</b> 11.7:1</p>		<p><b>GROSS BUILDING AREA</b> 29,992 m<sup>2</sup></p> <p><b>BUILDING HEIGHT</b> 63.46 m</p> <p><b>NUMBER OF FLOORS</b> 14 + 1 Mechanical Floor</p> <p><b>ELEVATORS</b> Elevators: Passenger 1 Passenger/Service 2 Passenger Shuttle Elevators</p> <p><b>PARKING</b> 4 Levels Below Grade</p>		<p><b>FUNCTION</b></p> <p>14th Office Floor Typical Office Floor Typical Office Floor Typical Office Floor Typical Office Floor Typical Office Floor Typical Office Floor Typical Office Floor Typical Office Floor Typical Office Floor Typical Office Floor Second Floor Mech Floor</p> <p><b>FLOOR</b></p> <p>14 13 12 11 10 09 08 07 06 05 04 03 02 01</p> <p>TOTAL (Above Grade) Parade Plan Parade Plan Parade Plan</p> <p>TOTAL (Below Grade)</p>		<p><b>PARKING REQUIRED</b> Net Building Area = 27,726 m<sup>2</sup> 1 Stall/140m<sup>2</sup></p> <p><b>PARKING PROVIDED</b> P1 - 41 Stalls P2 - 2 Stalls P3 - 53 Stalls P4 - 49 Stalls</p> <p>185 Typical Stalls @ 2400mm x 5400 mm 8 Barrier Free Stalls @ 4000 x 5800 mm</p> <p><b>TOTAL STALLS PROVIDED</b> 193</p> <p><b>BICYCLE PARKING REQUIRED</b> Class 1 - 1000m<sup>2</sup> G.F.A. Class 2 - 1 space/1000m<sup>2</sup> G.F.A.</p> <p><b>BICYCLE PARKING PROVIDED</b> Class 1 Class 2</p>		<p>1298 m<sup>2</sup> 1692 m<sup>2</sup> 2124 m<sup>2</sup> 2124 m<sup>2</sup> 2124 m<sup>2</sup> 2124 m<sup>2</sup> 2124 m<sup>2</sup> 2124 m<sup>2</sup> 2124 m<sup>2</sup> 2124 m<sup>2</sup> 2124 m<sup>2</sup> 1771 m<sup>2</sup> 29,992 m<sup>2</sup> 2314 m<sup>2</sup> 2314 m<sup>2</sup> 1716 m<sup>2</sup> 469 m<sup>2</sup></p>	

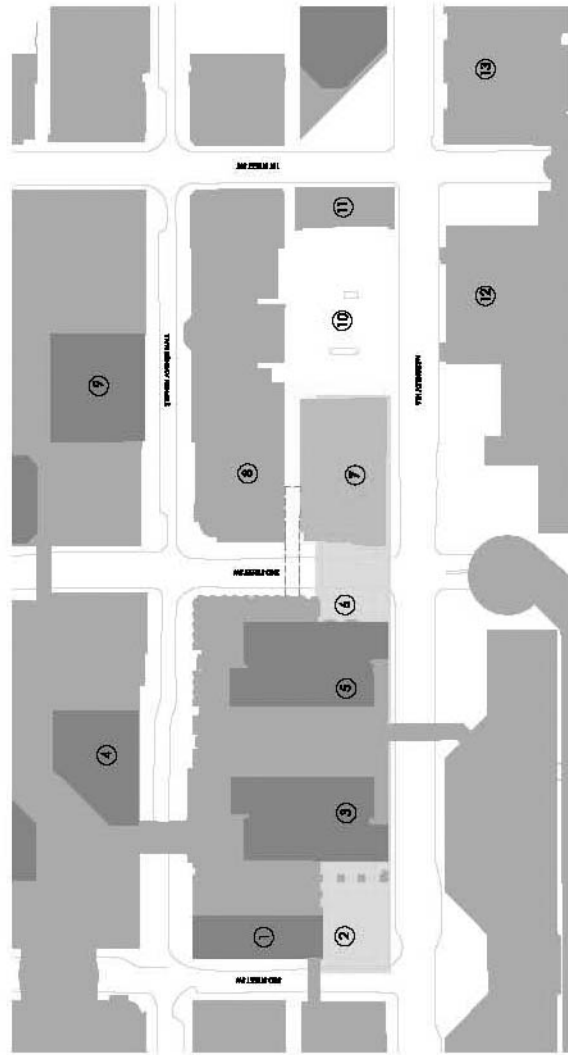
Brookfield Properties  
 REALTY  
 ADVISORS  
**BANKERS COURT**  
 600 SECOND STREET & W.  
 COVINGTON, LA  
 70038-0606  
 DEVELOPMENT PERMIT REVISIONS

**SITE CONTEXT PLAN**  
 A 100  
 SCALE 1:1000

- LEGEND
- 1 ROYAL BANK BLOCK
  - 2 WEST PLAZA
  - 3 BANKERS MALL - WEST TOWER
  - 4 BANKERS MALL - EAST TOWER
  - 5 BANKERS MALL - EAST TOWER
  - 6 EAST PLAZA
  - 7 BANKERS COURT
  - 8 AMERICA'S COURT
  - 9 SCOTIA BANK TOWER
  - 10 SURFACE PARKING LOT
  - 11 GRAN EXCHANGE BUILDING
  - 12 PALMER HOTEL
  - 13



**COHOS EVAMY**  
 ARCHITECTS, INC.





### BANKERS COURT

600 REDWOOD STREET S.W.  
SUITE 200  
VANCOUVER, BC V6C 2G8

DEVELOPMENT PERMIT NO. V-1000-06

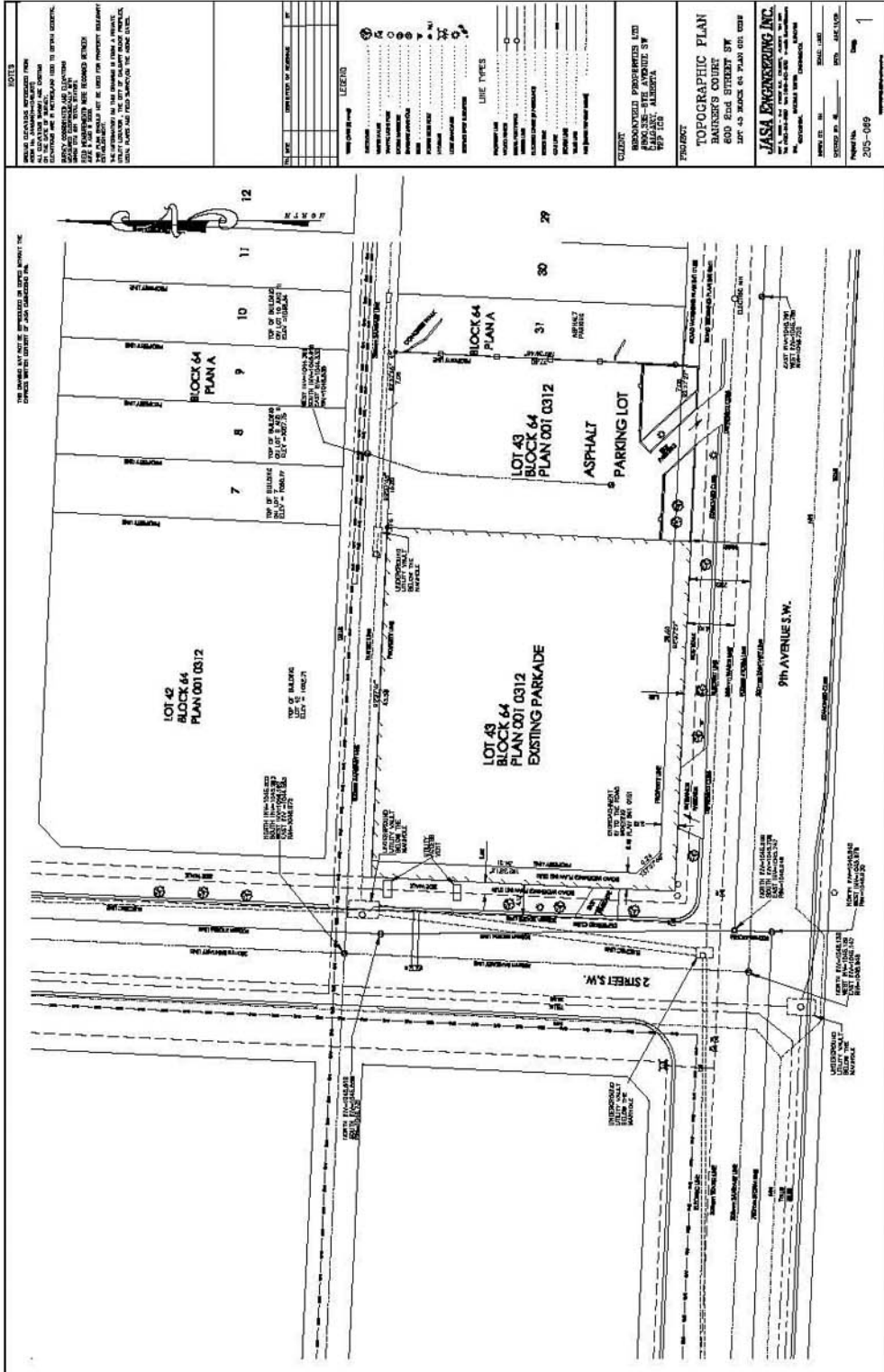
SITE SURVEY



A 101  
SCALE 1:200



COHOS EVANLY  
INTERESTED PARTIES





**BANKERS COURT**

605 SECOND STREET S.W.  
SUITE 200  
DENVER, CO 80202

DEVELOPMENT PERMIT REVIEWS

**SITE DEMOLITION PLAN**

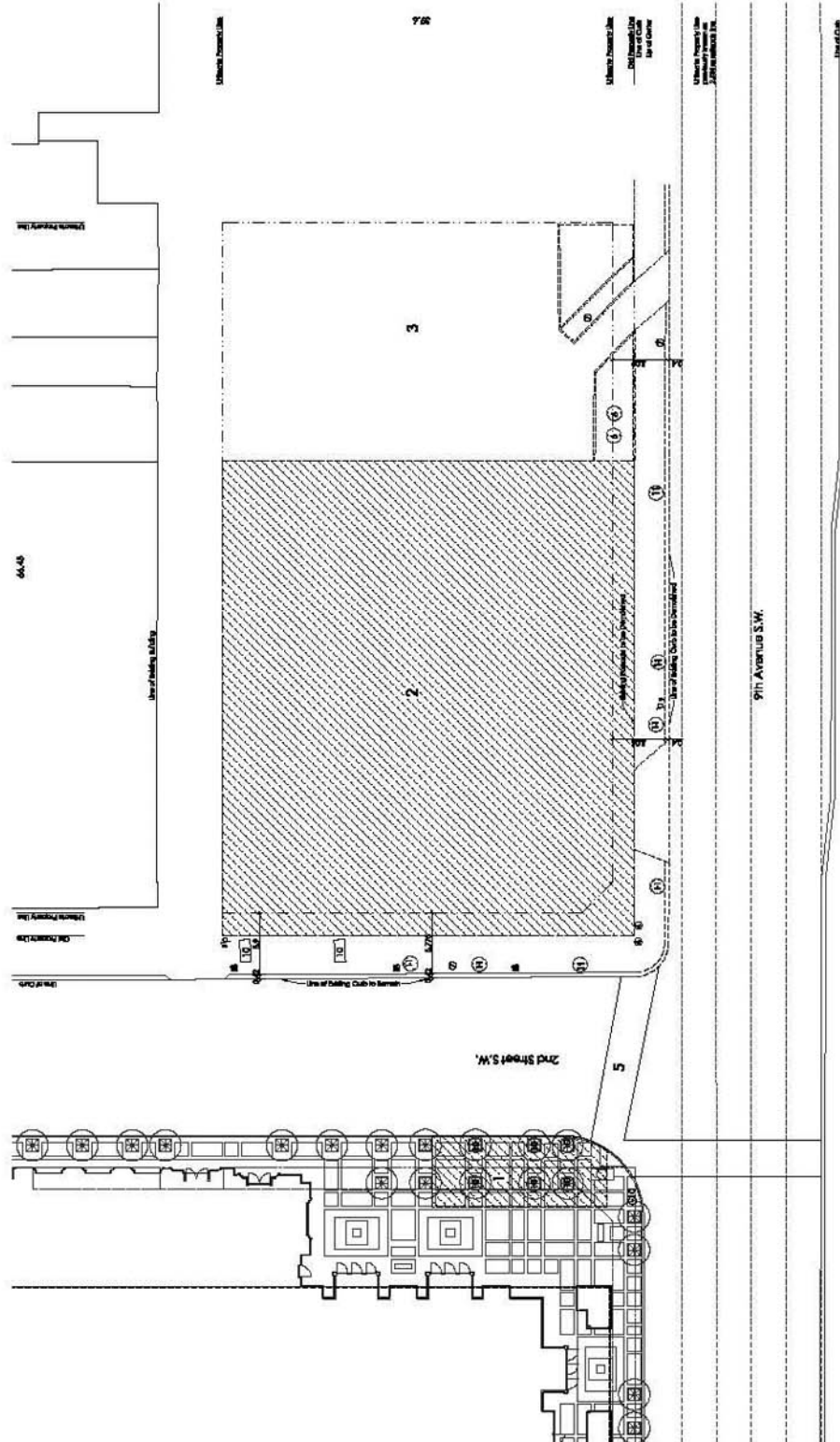


**A 102**  
SCALE: 1/8" = 1'-0"

EXISTING PARCELS ADDRESS  
605 Second Street S.W.

LEGAL ADDRESS  
Block 64  
Frame 100 0272

- LEGEND**
- 1 Existing Parking & Landscaping to be Demolished
  - 2 Existing Structure to be Demolished
  - 3 Existing Structure to be Demolished
  - 4 Existing Structure to be Demolished
  - 5 Existing Structure to be Demolished
  - 6 Existing Structure to be Demolished
  - 7 Street Lanes to be Demolished
  - 8 Existing Paving to be Demolished
  - 9 Existing Utility Lines to be Demolished
  - 10 Existing Utility Lines to be Demolished
  - 11 Items to be Demolished (12)



**COHOS EVAMY**  
INTERNET DESIGN



**BANKERS COURT**

405 SECOND STREET S.W.  
CORNER 9TH  
2006.06.09

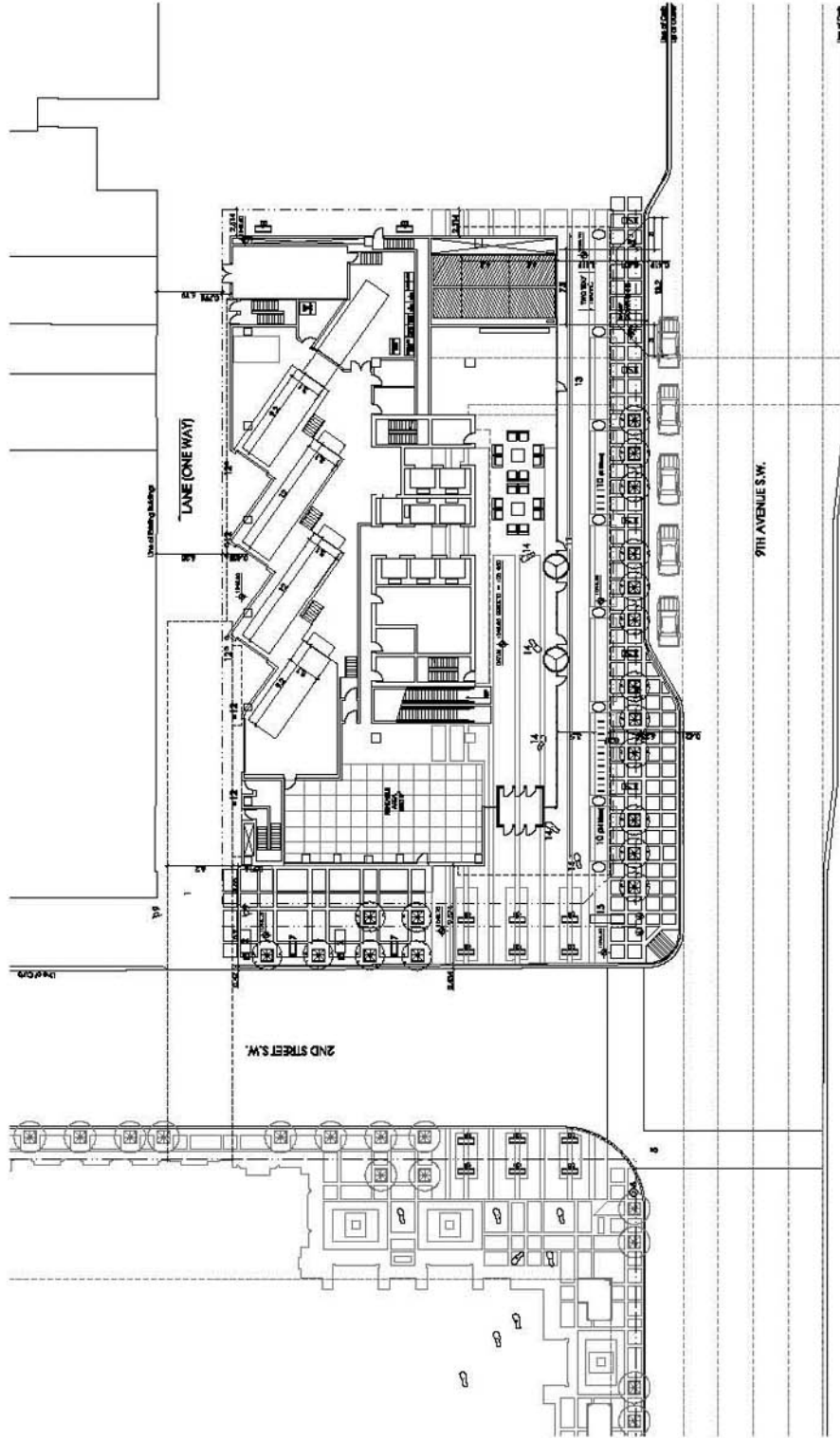
DEVELOPMENT PERMIT REVISIONS

SITE PLAN  
A 103  
SCALE 1/2"=1'-0"

EXISTING MUNICIPAL ADDRESS  
500 Second Street S.W.  
PROPOSED MUNICIPAL ADDRESS  
405 Second Street S.W.

LEGAL ADDRESS  
Lot 4  
Plan 001 0012  
2407.2 SF

- LEGEND
- 1 Proposed 15 Above
  - 2 Existing 1500 Sq. Ft. West
  - 3 Existing parking, walkway
  - 4 Existing traffic breasting
  - 5 Existing 1500 Sq. Ft. East
  - 6 Existing 1500 Sq. Ft. East
  - 7 Proposed Street LAMP Type 1
  - 8 Proposed Street LAMP Type 2
  - 9 Proposed Sign
  - 10 Proposed Class 1 (Blue Backs)
  - 11 Proposed Class 2 (Blue Backs)
  - 12 Future - 118 Above
  - 13 Future - 118 Above
  - 14 All Locations
  - 15 8'6" HIGH



COHOS EVAMY  
INTERNATIONAL



Brookfield Properties  
 REALTY  
 ADVISORS  
**BANKERS COURT**  
 405 SECOND STREET S.W.  
 CORNER OF  
 5TH AVENUE S.W.  
 DEVELOPMENT PERMIT REVISIONS

LANDSCAPE PLAN A 104  
 SCALE: 1/2" = 1'-0"

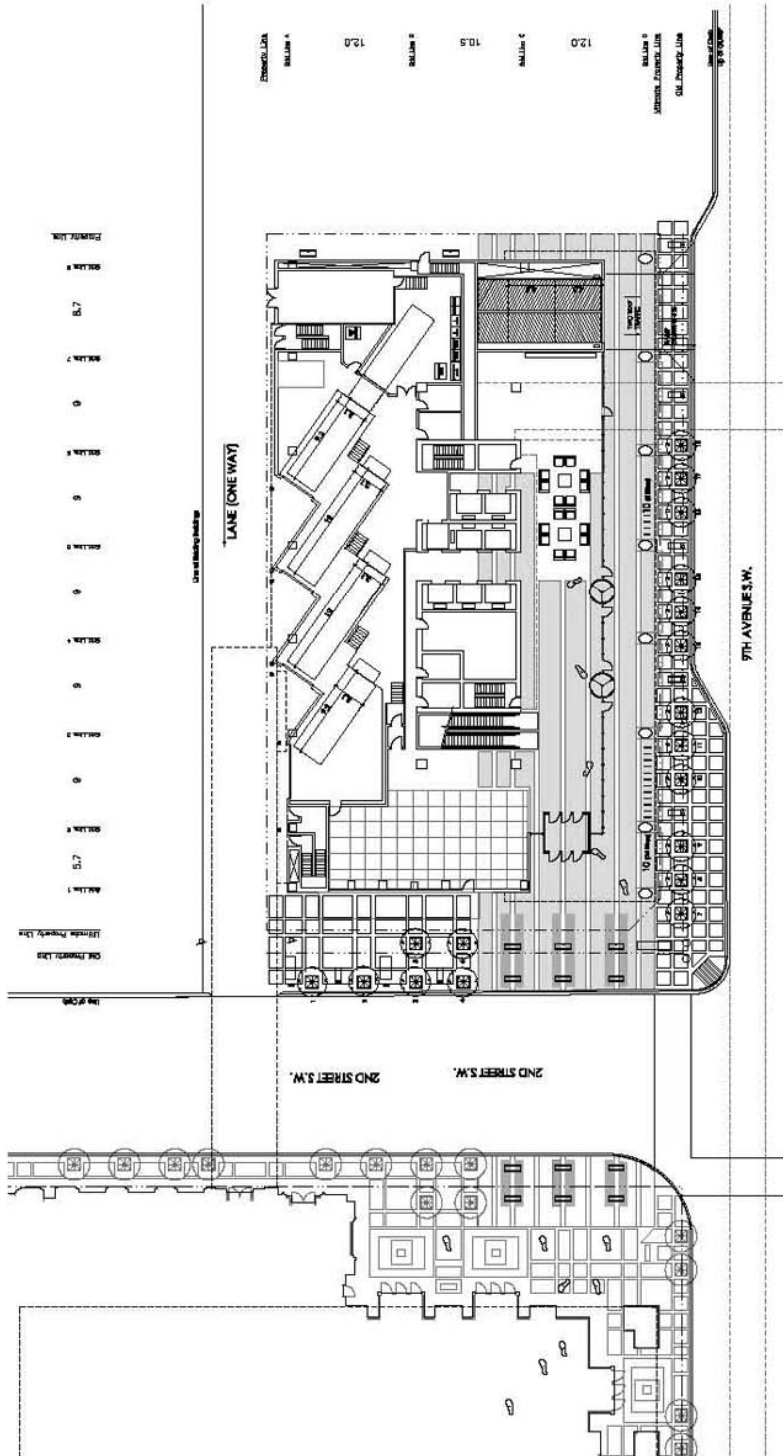
LEGEND  
 LAMP TYPE 1  
 BOLLARDS  
 TREES  
 SOUL/PURVE  
 PAVING TYPE 1  
 PAVING TYPE 2  
 PAVING TYPE 3  
 TREE SPECIFICATIONS

LANE (ONE WAY)

NO.	SIZE	CULTURE
1	4"	NEW GREEN PALM
2	4"	NEW GREEN PALM
3	4"	NEW GREEN PALM
4	4"	NEW GREEN PALM
5	4"	NEW GREEN PALM
6	4"	NEW GREEN PALM
7	4"	NEW GREEN PALM
8	4"	NEW GREEN PALM
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100	4"	NEW GREEN PALM



COHOS EVAMY  
 landscape architects



Brookfield Properties  
**BANKERS COURT**  
 400 SECOND STREET S.W.  
 CORNER IN  
 2008.05

DEVELOPMENT PERMIT REVISIONS

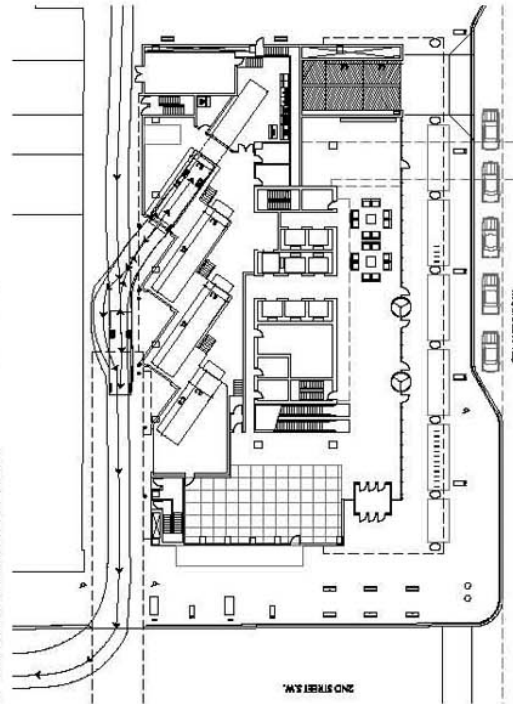
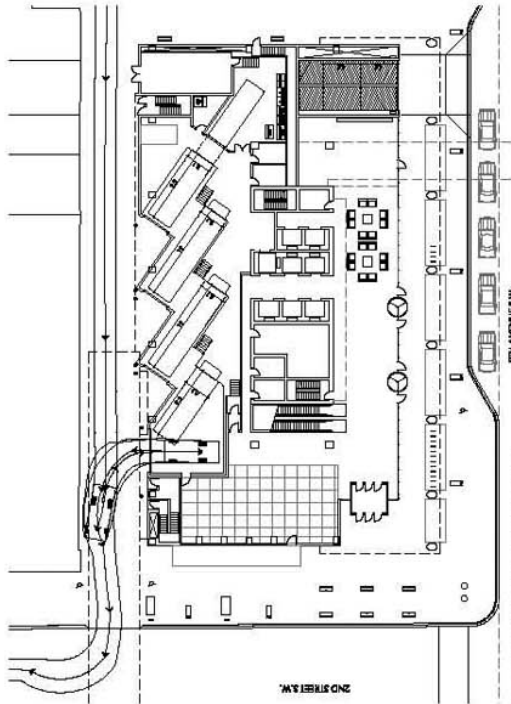
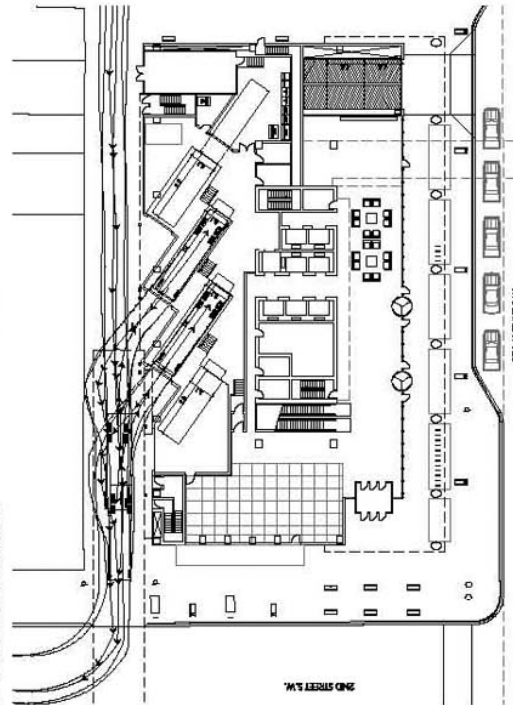
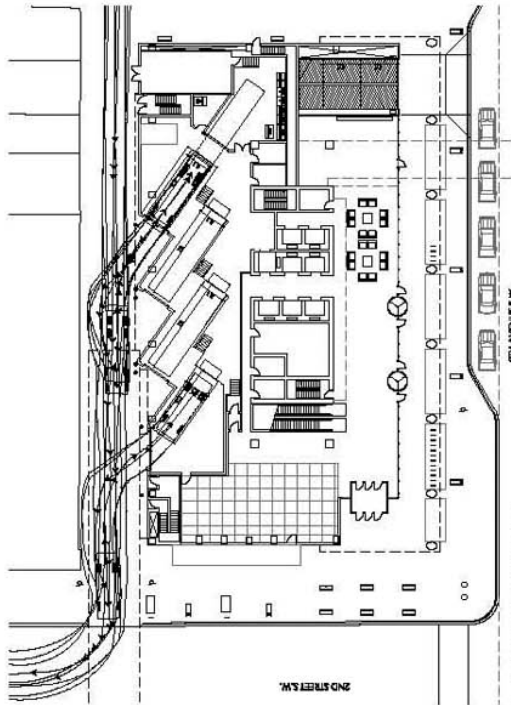
STEELING  
 DIAGRAMS



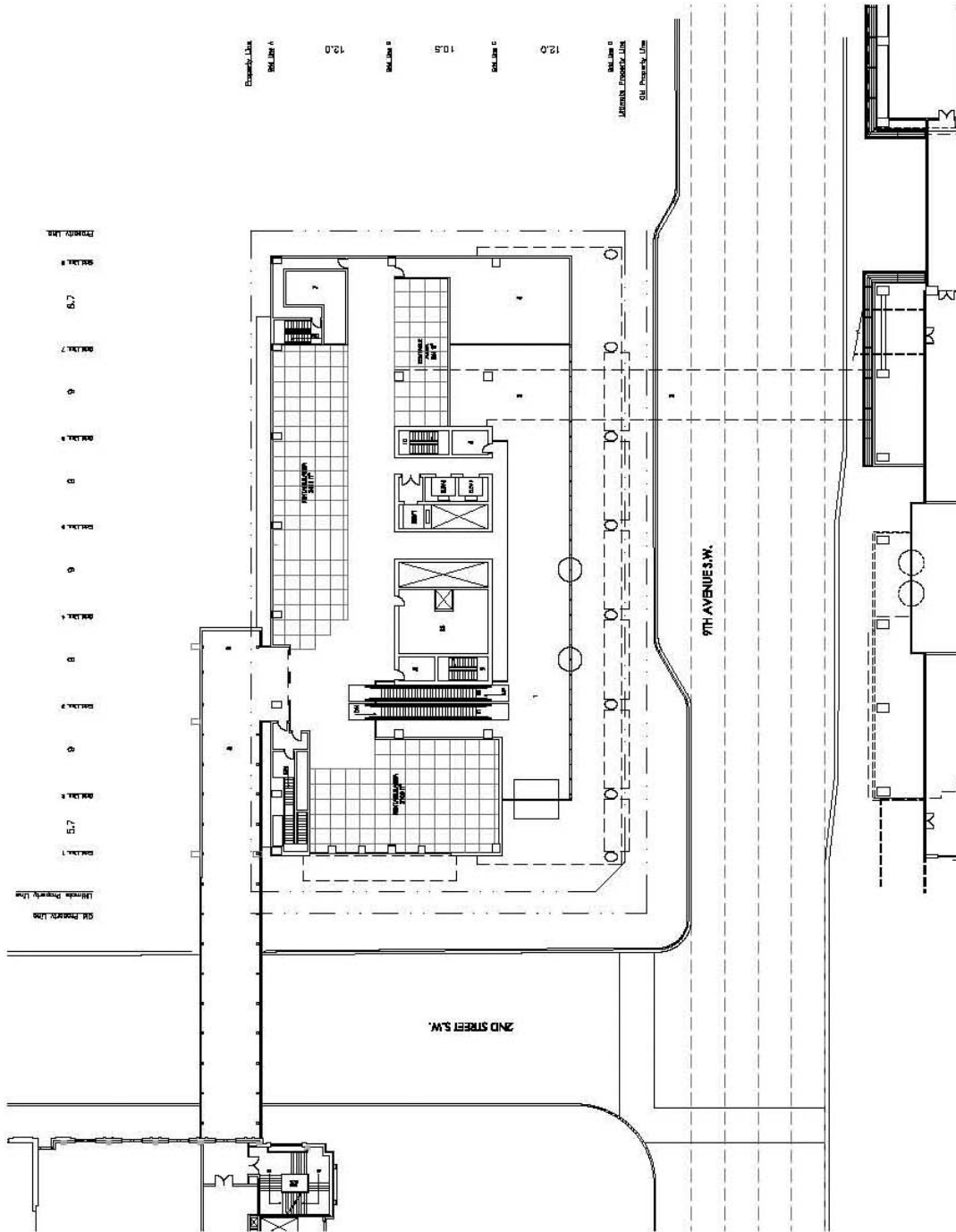
A 105  
 SCALE 1:250



**COHOS EVAMY**  
 INTERIORDSIGN



Brookfield Properties  
**BANKERS COURT**  
 605 SECOND STREET S.W.  
 SUITE 1100  
 SEASIDE, WA 98134  
 DEVELOPMENT PERMIT REVISIONS



**SOUTH +15 CONNECTION**  
 A106  
 SCALE: 1/8"=1'-0"

**LEGEND**  
 1 LEGEND BELOW  
 2 FUTURE 115  
 3 415 TO BANKERS HALL  
 4 COMMUNICATIONS ROOM  
 5 ELECTRICAL ROOM  
 6 PROPOSED LOCATION FOR NETWORK  
 7 STAIR  
 8 STAIR  
 10 SCALE: 1/8"=1'-0"



**COHOS EVAMY**  
 Integrated Design